

Solicitation No. PR-NC-02-10440

Performance Requirement Summary  
Maintenance of HVAC

Task Area	Performance Requirement/Desired Outcome	Performance Standard	Measurement Method	Acceptable Quality Level*
Task 1	HVAC Operational to maintained Bldg. at desired temperature	Chillers will reduce water temp. to 43 degrees	WAM will perform daily inspection of chillers	HVAC must be capable of providing water at temperature desired (43 degrees in hot and humid climate. Failure must be repaired in 24 hours/3 if declared an emergency unless deviation is approved by the Project Officer
Task 2	Air Handling Unit Operational	AHU will move sufficient air to each bldg. zone to control air balance. AHU to be calibrated at minimum of 2 times each year with tachometer	WAM will inspect daily AHU to determine operational status	AHU must be operational 24/7 and any repairs must be performed in 24 hours or 3 hours if declared emergency. AHU moved conditional air to bldg. zones at given 55 degrees.

Acceptable Quality Level = 100% for this requirement

Monthly Payment Analysis Form  
Contract No. \_\_\_\_\_  
ICMS Input and Verification

**Sample sheet**

Summary For the Period \_\_\_\_\_ Through \_\_\_\_\_

Fixed Monthly Amount for  
Total Contract Performance

\$\_\_\_\_\_ (From B.1,  
Schedule of Payments)

- |  |                              |
|--|------------------------------|
| A. Acceptable Quality Limit (AQL)                            | 100%                         |
| B. Cost of Services<br>(A * \$_____)                         | \$_____                      |
| C. No. of responses to emergency calls<br>required per month | - estimate to be 2 per month |
| D. # - Unsatisfactory response time                          | 0 per month                  |
| E. % of responses not meeting standard<br>(D/C)              | N/A                          |
| F. Value of Untimely Response                                | \$1000 per incident          |

TOTAL AMOUNT DEDUCTION = \$\_\_\_\_\_

\_\_\_\_\_  
Project Officer

\_\_\_\_\_  
Date

**Incentive/Disincentives**

Positive - Past performance will be documented by the Agency which increases the contractor's chances of receiving future awards.

Negative - For each untimely response a \$1,000 deduction of the fixed price of the contract will be made. Additionally, negative past performance will be documented.

EQUIPMENT LIST      Attachment A-1

Equipment Description	Quantity	Operational Inspections Per Year	Annual Inspections
1. York AC 1HP	2	1	1
2. York Chillers	2	2	1
3. BAC Cooling Towers	2	1	1
4. AHU-1 W/VSD	1	1	1
5. AHU-2	1	1	1
6. AHU-3 W/VSD	1	1	1
7. AHU-4	1	1	1
8. AHU-5	1	1	1
9. AHU-6 W/VSD	1	1	1
10. Unit Heaters	23	0	1
11. HWP-1 & 2	1	0	1
12. P-1 & P-2 HWP W/Motor	2	0	1
13. P-3 & P-4 CHWP W/Motor	2	0	1
14. P-5 & P-6 CWP W/Motor	2	0	1
15. AHU-5 Humidity Pump	1	0	1
Not in use at present			
16. AHU-3 Humidity Pump	1	0	1
Not in use at present			
17. AHU-2 Humidity Pump	1	0	1
Not in use at present			
18. Boilers	2	1	1
19. Water Heater w/burner	1	1	1
20. Industrial Air	1	1	1
Compressor			
21. Industrial Air Dryer	1	1	1
22. Vacuum Pump	1	1	1
23. Scrubber & Components	24	3	1
24. 1 and one half HP	23	5	1
Exhaust Fan			
25. Attic Exhaust Fan and	16	0	1
Roof Mount			
26. Digital Control System	1	1	1
By Johnson Controls Inc.			

27. Pneumatic Temperature Control System By Johnson Control Inc.	1	1	1
28. 3 HP Sewage Pumps	2	1	1
29. Fan Powered Term. Boxes	2	1	1
30. Room thermostats-calibrate	45	1	1
31. Fans 51-53-54 &55-56-57 & all their components	4	1	1
32. Walk in cooler (Rm 319) & Room 701-702-703-704	1 2	1	1
33. Johnson Control Metays System	1	4	4
34. AHU-7 and all components	1	1	1
35. Waste Wing Walk-in Cooler	1	1	1
36. Large Freezer (Rm. 321)	1	On-call	
37. Large Freezer (Rm. 704)	1	On-call	
38. York Air Cooled Chiller & all components & controls-maintain as factory recommends			

### Filter Change Schedule

Description	Number of Filter Changes Per Year	Size of Filters	Quantity
AHU-1	Four	pre-filters 20x25x2	16 each
AHU-2	Twelve	pre-filters 24x24x2	15 each
AHU-2	Two	pre- filters 24x24x22	15 each
AHU-3	Twelve	pre-filters 24x24x2	15 each
AHU-3	Two	bag filters 24x24x22	15 each
AHU-4	Twelve	pre-filters 12x24x2	12 each
		22x24x2	12 each
AHU-4	Two	bag filters 12x24x22	12 each
		24x24x22	12 each
AHU-5	Twelve	pre-filters 24x24x2	3 each
AHU-5	Two	bag filters 24x24x22	3 each
AHU-6	Four	pre-filters 20x25x2	16 each
AHU-7	Twelve	pre-filters 10x20x2	10 each
		20x25x2	10 each
		20x20x2	2 each
		20x16x2	2 each
Liebert Unit	Four	pre-filters 24x24x2	4 each
Liebert Unit	Two	hepa filters 24x24x6	4 each





